

West Hartford Clean Energy Task Force

Meeting Minutes

Date: October 2, 2014
Time: 7:00 PM
Location: Rm 422

Attendees:

Max DuBuisson, Chris Nelson, Israel Smith (Smith Buckley Architects), Mark Coe (Coe Consulting/Hotel Delamar), John Parker (Hotel Delamar), George Porter, Joe Campanella, Todd Dumais (Town Planner), Kate Flaherty, Beth Papermaster, Bernie Pelletier, Dave Mello, Matt Mancunus, Jeff Huang, Catherine Diviney (Town Energy Specialist), Rob Bell

- Introductions & announcements
 - Catherine announced that Bernie was appointed by Town Council to fill Roger Smith's "official" position on the Task Force.
 - Catherine mentioned that new Charter Oak school, will also be designed to LEED Gold standard (like Hotel Delamar) and right now is tracking 71 likely achievable points of 60 points needed to reach Gold. Unlike the hotel, the school WILL seek certification.
 - Catherine also recently gave a presentation to the Charter Oak 5th graders about their new school, renewable energy projects, the electricity grid, and some global issues.
- Hotel Delamar – LEED Presentation & Discussion
 - Hotel is designing to LEED Gold standard (as required by Town RFP); but does NOT plan to seek certification.
 - Delamar – a luxury brand hotel, does not necessarily want to wear LEED/ "sustainability" badge out front.
 - Israel also indicated that they saw certification as somewhat of an extra cost and bureaucratic hassle just to "rubber stamp" the project, which is not needed since the project design and process have been based on LEED gold from the very start.
 - Hotel is 117,000 SF
 - Timeline: Design documents complete; working on foundation package for permits, hope to start construction Dec 1. (Chris Nelson mentioned if they have any permits required by DEEP, Dec 1 will be pushing it.)

- They are following LEED 2009 v3. Entire project is being run as a LEED project. LEED requirements/language is in specs (general and specific)
- Right now, they are tracking 59 likely achievable points of 60 points needed for Gold. Fell this is a good place to be in at this point in time.
- **See attached LEED PowerPoint presentation (including LEED Scorecard) for detailed information on points.**
- Some items still uncertain: lighting designer just hired, landscape architect needs to follow-up on some calculations, independent commissioning agent and energy modeler not yet hired.
- Presentation Questions & Follow-up
 - Rob was concerned that Hotel was formerly green space and what was being done increase public accessibility from street.
 - Other possible certifications Hotel could seek:
 - Chris mentioned that CT state has a Green Lodging certification
 - Catherine mentioned U.S. EPA EnergyStar certification for buildings that score in the top 25% of lowest energy use. Hotel is a category.
 - Catherine will provide Mark Coe information on CL&P incentives/programs for energy efficacy and solar
 - Catherine asked if there was a possibility for Hotel/Town/Task Force to collaborate on an Innovation in Design credit; although this was kind of a moot point since they are not seeking certification.
 - Hotel does plan to have recycling bins in each room and has signage for guests about choosing not to have towels laundered every day.
 - Control system (lighting, etc.) in rooms has not been finalized – will include some type of occupancy sensors, and windows will be interlocked with HVAC system.
 - Will be energy dashboard and/or interpretative signage on green features.
 - Chris suggested talking to Whole Foods next door about their compost program. Could be good fit for Hotel food service operations.
 - Mark agreed Task Force could have a “green tour” once Hotel completed.
 - **See attached “Presentation follow-up” email (from Catherine) and response (from Israel).**
- Date for next meeting – Nov 5, 2014 – 7-9 PM, Rm 422.

From: Israel Smith [mailto:iz@sbavt.com]
Sent: Monday, October 06, 2014 6:18 PM
To: Catherine Diviney
Cc: coe@coeconsultingllc.com; 'dmatos@matosgroup.com'; John Parker (jparker@thedelamar.com); Todd Dumais; Mark McGovern
Subject: RE: Presentation follow-up

Catherine,

Here are some specifics on the systems.

-israel

HVAC:

The primary mechanical system is hot and chilled water fan coil units.

A 4-pipe fan coil unit system to serve the entire building. The fan coil/blower coil units will be fed from a minimum of two gas-fired condensing hot water boilers, and a minimum of two split air-cooled chillers, located in the basement, with condensers either on grade adjacent to the mechanical room, or on the roof. Both systems shall have duplex variable speed circulating pumps in the basement as well. All equipment and components will be selected to operate at hot water supply and return temperature that result in full condensing operation of the boilers at design conditions. Ventilation air shall be provided by dedicated outdoor air systems with energy recovery located on the roof, with conditioned ventilation air ducted into each space.

Domestic Hot water:

The domestic hot water heating system shall consist of multiple storage type gas-fired condensing domestic water heaters. The domestic water heaters shall meet the load for the entire building, including kitchens, laundry and spa. The domestic water heating system capacity shall meet the guest room requirement of 7 gallons per hour per room with a 100 degree F rise, additional capacity for other building loads to be in addition to this.

The domestic hot water heating system and hot water distribution system shall be configured so that there is a maximum of ten (10) seconds of time before receiving full temperature domestic hot water at each plumbing fixture, while fixture is in full flow mode, within the building. This shall be achieved with hot water recirculation.

Options considered:

For HVAC, we also considered water source heat pumps, which is less costly, but often more noisy in the guestrooms. In terms of efficiency, fan coils and heat pumps are not

very different, and there is always a chance we may go back to heat pumps if the added cost of fan coils is too high. We also considered ground source heat pumps, but the first costs were deemed too high.

From: Catherine Diviney [<mailto:Catherine.Diviney@westhartford.org>]

Sent: Friday, October 3, 2014 11:04 AM

To: Israel Smith

Cc: coe@coeconsultingllc.com; 'dmatos@matosgroup.com'; John Parker (jparker@thedelamar.com); Todd Dumais; Mark McGovern

Subject: Presentation follow-up

Thank you again for the great, detailed presentation last night. We really appreciate you taking the time to meet with our task force and driving all the way down here!

A few things I wanted to follow-up on:

1. Could you please send copy of the presentation? Forgot to ask last night.
2. One thing not covered (or maybe I tuned out at one point)...What is the main mechanical HVAC system for the building? Natural gas condensing boiler and VAV boxes? What about DWH – instantaneous? Did you look at anything else? e.g., co-gen.....just a brief description, please.
3. I connected Mark with Rich Asselin at CL&P for the new construction energy efficiency incentives.
4. I am confirming some utility/state agency folks the correct program for your 30KW solar system. I think it is the CL&P Small ZREC Tariff, which you may or may not wish to pursue. Will get back to you.
5. The Connecticut Green Lodging certification (promoted by DEEP, the Dept of Energy & Env't) information is here: <http://www.ct.gov/deep/cwp/view.asp?A=2708&Q=438218>
6. The US EPA EnergyStar certification information is here (Hotels is a category): <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification> . Both of these certifications sound like shoe-ins for your building, little/no cost, and may be nice to have for marketing purposes (both for the Town and Delamar). I am happy to assist with either...we do EnergyStar for our schools, so I am very familiar with program and database entry.
7. Please let us know when/who you hire as Cx agent.
8. We definitely encourage you to talk to the Whole Foods about composting, this may be a nice match for your operations.

We look forward to getting an update on the scorecard as your design progresses and you work through some of the outstanding issues (lighting, controls, landscaping, etc.)

Thanks again,
Catherine

Catherine Diviney
Energy Specialist, Town of West Hartford/WHPS
50 South Main St. (Rm 204)
West Hartford, CT 06107
p. 860-561-7581, c. 860-616-8718
www.westhartford.org/green